



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



James E. Hartl AICP
Director of Planning

March 15, 2006

CERTIFIED MAIL - RETURN RECEIPT REQUESTED

Tim Riley & Associates
8537 Wakefield Avenue
Panorama City, CA 91402

**RE: PROJECT NO. 04-023-(5)
CONDITIONAL USE PERMIT NO. 04-023-(5)
OAK TREE PERMIT NO. ROAK200500045-(5)**

Dear Applicant:

PLEASE NOTE: This document contains the Planning Commission's findings and order and conditions relating to **APPROVAL** of the above referenced case. **CAREFULLY REVIEW EACH CONDITION.**

Condition 3 requires that the permittee must file an affidavit accepting the conditions before this grant becomes effective. **USE THE ENCLOSED AFFIDAVIT FOR THIS PURPOSE.**

The applicant or **ANY OTHER INTERESTED PERSON** may **APPEAL** the Regional Planning Commission's decision to the Board of Supervisors through the office of Violet Varona-Lukens, Executive Officer, Room 383, Kenneth Hahn Hall of Administration, 500 West Temple Street, Los Angeles, California 90012. Contact the Executive Office for the necessary forms and the amount of the appeal fee at (213) 974-1426. The appeal must be postmarked or delivered in person within 15 days after this notice is received by the applicant.

If no appeal is made during this 15-day period, the Regional Planning Commission action is final. Upon completion of the 15-day appeal period, please notarize the attached acceptance form and **hand deliver** this form and any other required fees or material to the planner assigned to your case. It is advisable that you **make an appointment** with the case planner to assure that processing will be completed expeditiously. If you have any questions regarding this matter, please contact the Zoning Permits Section at (213) 974-6443.

Very truly yours,

DEPARTMENT OF REGIONAL PLANNING
James E. Hartl, AICP
Acting Director of Planning



Samuel Dea
Acting Supervising Regional Planner
Zoning Permits I Section

Enclosures: Findings and Conditions, Affidavit

c: Board of Supervisors; Department of Public Works (Building and Safety); Department of Public Works (Subdivision Mapping); Zoning Enforcement, Leona Valley Town Council, Sherry Howell, Richard Kottman, Kenton Buzbee, Robert Cambert, Judy Rankin, Mark Wood

footage: 1,682

SD:JB

**PROJECT NO. 04-023-(5)
CONDITIONAL USE PERMIT NO. 04-023-(5)
OAK TREE PERMIT NO. 200500045-(5)
FINDINGS AND ORDER OF THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES**

REGIONAL PLANNING COMMISSION HEARING DATE: January 4, 2006

SYNOPSIS:

The applicant is requesting a Conditional Use Permit to authorize a residential drug and alcohol treatment facility for 66 adults in the R-R-1 (Resort and Recreation-one acre required area) Zone. The applicant is also requesting an Oak Tree Permit to authorize the removal of two oak trees and the encroachment within the protected zone of five oak trees.

PROCEEDINGS BEFORE THE COMMISSION:

January 4, 2006 Public Hearing

A duly noticed public hearing was held on January 4, 2006 before the Regional Planning Commission. All of the Commissioners were present. Twenty-one people testified: the applicant's representative, Mr. Tim Riley, the applicant, Catherine Savage, and 13 individuals testified in support of the proposal. Six local residents spoke in opposition or expressed concerns regarding the potential impacts of locating a drug and alcohol rehabilitation facility in a rural community. The residents raised issues regarding the length of response time for emergency services to the facility, the security of the facility, water availability, and the lack of public outreach by the applicant about the proposed facility.

Subsequent to testimony, the Regional Planning Commission discussed the issues raised during the hearing. The Commission directed the following changes:

- Provide drought tolerant landscaping
- Possible donation of a conservation easement over the undeveloped property on the south side of Bouquet Canyon Road
- Registered sex offenders not be allowed as clients
- Comply with applicable licensing requirements of the State
- A community outreach program
- A complete staffing plan for the facility
- A 24-hour dedicated phone line of emergencies and notification of events by the neighborhood
- For the facility to be on the agenda of the Leona Valley Town Council at least annually

There being no further testimony, the Regional Planning Commission closed the public hearing, indicated its intent to approve the permit, and directed staff to prepare the final environmental documentation and findings and conditions for approval, including changes to the conditions as discussed and as agreed to by the applicant.

Findings

1. The applicant requests a Conditional Use Permit to authorize the development and maintenance of a residential drug and alcohol treatment facility for 66 adults in the R-R-1 (Resort and Recreation-one acre required area) Zone. The applicant requests an Oak Tree Permit to authorize the removal of two oak trees and the encroachment within the protected zone of five oak trees. The oak trees are proposed for removal because one has fallen down and the other endangers a structure and occupants of the site.
2. The subject property is located at 36491 Bouquet Canyon Road, within the Bouquet Canyon Zoned District.
3. The irregular-shaped property is approximately 30.4 acres in size with level and sloping topography to the southwest. The subject property is currently developed with 11 structures and was last used as a boarding school for children.
4. Access to the site is from Bouquet Canyon Road. Access to the subject property would require the construction of a culvert over a seasonal creek.
5. Zoning on the site is R-R-1 (Resort and Recreation – one acre required area).
6. Surrounding properties are zoned as follows:

North: W (Watershed) and A-2-2 (Heavy Agricultural-two acres required area);

East: R-R-1;

South: W & R-R-1; and

West: W.
7. The subject property is currently a vacant private boarding school.
8. Surrounding properties contain the following uses:

North: Angeles National Forest, Single-family residential;

East: Angeles National Forest, Single-family residential;

South: Angeles National Forest and vacant land; and

West: Angeles National Forest, Agricultural-Dry Farm and vacant land.

9. The following cases have been filed on the subject property:
- a. Conditional Use Permit 1937, a request to add two mobile classroom structures to an existing boarding school known as the Artesian Oaks Boys Ranch, was approved in 1982. This Permit expired in 1992.
 - b. In 1986, the Board of Supervisors, on appeal of the Regional Planning Commission's decision, approved Conditional Use Permit 85-553, a proposal to convert the boarding school into a privately operated detention facility for parole violators. This permit was never used and therefore lapsed in 1988.
 - c. In 1992, the Commission approved Conditional Use Permit 91-354, an application for a private institution for children (boarding school) for a maximum of 200 students and 40 adult staff members. This permit expired on November 1, 2002.
 - d. In 2002, the Commission approved Conditional Use Permit 02-178, an application for a private institution for children (boarding school) for a maximum 57 students and 11 adult staff. This use has been discontinued.
10. The subject property is within the Open Space land use designation of the Antelope Valley Area Plan (Plan).
11. The following policies of the Plan are applicable to the applicant's proposal.
- a. Encourage an appropriate mix of land use types to prevent disharmony and degradation. Residential, commercial, employment, recreational and cultural uses should be integrated using appropriate buffering techniques to create a cohesive community. (Land Use Compatibility Policy 26 – page V-4)

The Plan intends to integrate such uses as the applicant's proposal into the community with appropriate measures to buffer the use from the surrounding community. The subject property is 30.4 acres in size and only occupies a small portion of the property. No new structures are proposed. The existing buildings are largely screened from view.

- b. Promote and support efforts by public and private agencies and citizen groups to provide all residences with the opportunity to satisfy their needs for housing, employment, and physical and social services. (Equal Opportunity Policy 44 – page V-7)

The proposed use would provide a needed social service for the community.

- c. Encourage maintenance, conservation, and rehabilitation to prevent community deterioration. (Recycling and Regeneration of Land Uses Policies 33 – page V-5)

The subject property has been vacant for a number of years and no new development is proposed except the rehabilitation of existing structures. The approval of this project would allow the applicant to rehabilitate the existing structures which are showing some signs of deterioration.

The proposed residential drug and alcohol treatment facility, as proposed by the applicant and appropriately conditioned, appears to be constant with the Open Space land use classification and the policies set forth in the Plan. The proposed use of the subject property would result in upgrading of the infrastructure and maintenance of the existing structures of the subject property, and would not cause significant adverse environmental impacts. The applicant is not proposing to expand the existing structures on the subject property significantly to accommodate the proposed use.

12. The applicant's site plan, labeled Exhibit "A", depicts three client dorm buildings, a kitchen/dining hall, a classroom building, a log cabin staff dorm building, a office/staff dorm facility, and a swimming pool. Also shown, on Exhibit "A", a workshop, storage building, office, and laundry building. There are 29 parking spaces shown on the site plan. Two water tanks holding a total of 252,000 gallons of water are located in the northeast corner of the subject property. The existing septic system would be supplemented by the addition of a new septic line. The line for the system is placed so as not to intrude upon any of the oak trees on the site.
13. The applicant has submitted a staffing plan for the project. There would be a total of approximately 33 staff, a ratio of one staff member to every two students. The facility would have approximately 29 staff members at its peak staffing hours (9a.m. to 9p.m.); during these hours, five to six individuals would be "Ethics Personnel". These individuals are trained as both security personnel and counselors. During the evening hours, four of the "Ethics Personnel" would be on duty. The balance of the staff would be involved in the administration of the program and the facility. They would also be trained regarding the security needs of the community, students, staff, and the facility.
14. The proposed use complies with all applicable development standards of the R-R-1 zone, as provided in Section 22.40.230 of the County Code, as follows:

Parking. Pursuant to Section 22.52.1120 of Title 22 of the County Code, parking shall be provided at a ratio of one parking space for each staff

member of the largest shift and one parking space for each vehicle used directly for the use.

A total of 29 parking spaces, are required. The site plan submitted by the applicant depicts 29 parking spaces, and thereby, complies with County's parking requirements. The proposed configuration of the parking design does not meet the design standards of the Code. Twenty-six (26) feet is required back up distance only 20 feet is shown on the site plan. There appears to be room to move the parking spaces forward to accommodate this requirement.

The proposed residential drug and alcohol treatment facility is consistent with the R-R-1 Zone as this is a use allowed with a conditional use permit. Pursuant to Section 22.40.180, the purpose of the R-R-1 Zone is to allow public service facilities subject to review and conditions to protect natural scenic or recreational value.

15. An Initial Study was prepared for this project and circulated for public review in compliance with the California Environmental Quality Act (California Public Resources Code Section 21000 et seq.) ("CEQA"), the State CEQA Guidelines, and the environmental guidelines and reporting procedures and guidelines of the County of Los Angeles. The Initial Study identified potentially significant effects of the project on geotechnical, water quality, archaeology, biota, fire. Prior to the release of the proposed Mitigated Negative Declaration and Initial Study for public review, the applicant made or agreed to revisions in the project which would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur, and there is no substantial evidence, in light of the whole record before the Commission, that the project as revised may have a significant effect on the environment. Based on the Initial Study and project revisions, the Department of Regional Planning has prepared a Mitigated Negative Declaration for this project.
16. Changes in the proposed project or conditions of approval are necessary in order to ensure the proposed project will not have a significant effect on the environment, and such conditions or changes have been included in the Mitigation Monitoring Program prepared for the project. The Mitigation Monitoring program is contained in the Mitigated Negative Declaration and identifies in detail the manner in which compliance with the measures adopted to mitigate or avoid potential adverse impacts to the environment is ensured. The Commission finds that the Mitigation Monitoring Program is adequately designed to ensure compliance with the mitigation measures during project implementation.
17. Hearing Notices were mailed to eight property owners and residents within a 1,000-foot radius of the subject property on November 22, 2005. Case materials and environmental documentation were delivered to the Quartz

Hill County Library on December 2, 2005. Advertisements were published in Signal Newspaper and La Opinion on November 23, 2005. According to the applicant, public hearing notices were posted at the project site November 28, 2005.

18. The applicant met with the Leona Valley Town Council. The Council in a letter, dated April 26, 2004, states that they feel that the proposed project is an acceptable use of the facility. They mentioned lighting as a concern. In particular, that the exterior lighting be controlled so as to limit the lighting to within the subject property and that the exterior lighting be shielded so as to prevent light pollution to adjoining properties or roadways. In another letter dated December 19, 2005, the Leona Valley Town Council requests that the Planning Commission deny the application. Their concerns included: Environmental impacts (noise, traffic, and wildlife) are not mitigated; Health and safety issues create potential hazards for residents (no guarantee that criminals and sex offenders will not be clients); and the Impact on property values.
19. The applicant also has met with the Angeles Forest Valleys and Lakes Fire Safe Council as documented by a letter dated December 16, 2004.
20. One hundred and four (104) letters in support of this request were received. These letters indicate the need for such a facility in the community, the success rate of the operation, its contribution to the local economy, and that the facility would have 24 hour security, and that having such a facility in the area would help promote people to stop using drugs.
21. A total of 13 letters of opposition and one phone call to the proposed project were received. The concerns raised include the criminal history of the potential clients of the proposed facility, and impacts from the facility's lighting system, sewage system, the removal of oak trees. The opposition also raised issues regarding security of the facility, and the slow response time both the Sheriff's Department and the Fire Department have for this area, and the remoteness each individual residence has from its neighbors.
22. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, CA 90012. The custodian of such documents and materials shall be the Section Head of the Zoning Permits I Section, Los Angeles County Department of Regional Planning.

BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION CONCLUDES THAT THE CONDITIONAL USE PERMIT:

- A. That the proposed use with the attached conditions and restrictions will be consistent with the adopted general plan for the area;
- B. With the attached conditions and restrictions, that the requested use at the proposed location will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety and general welfare;
- C. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in Title 22 of the Los Angeles County Code, or as is otherwise required in order to integrate said use with the uses in the surrounding area;
- D. That the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private facilities as are required;
- E. That the requested use at the proposed location will not adversely affect the economic welfare of the surrounding community; and
- F. The development has provided adequate vehicular access, parking and loading so as to prevent undue traffic congestion on local streets and highways.

AND, THEREFORE, the information submitted by the applicant and presented at the hearing substantiates the required findings for a conditional use permit as set forth in Sections 22.56.090 and 22.40.220 of the Los Angeles County Code (Zoning Ordinance).

BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION CONCLUDES THAT THE OAK TREE PERMIT:

- A. The proposed construction of the proposed use will be accomplished without endangering the health of any remaining trees on the subject property that are subject to Part 16 of Chapter 22.56 of the Los Angeles County Code (Oak Tree Ordinance);

- B. The encroachment of the oak trees proposed will not result in soil erosion through the diversion or increased flow of surface waters which cannot be satisfactorily mitigated;
- C. The encroachment of the oak trees proposed is necessary as continued existence at present locations frustrates the proposed use of the subject property to such an extent that placement of such trees precludes the reasonable and efficient use of such property for a use otherwise authorized; and
- D. The encroachment of the oak trees proposed will not be contrary to or be in substantial conflict with the intent and purpose of the oak tree permit procedure.

AND, THEREFORE, the information submitted by the applicant and presented at the hearing substantiates the required findings for an Oak Tree Permit as set forth in Section 22.56.2100 of the Los Angeles County Code (Zoning Ordinance).

REGIONAL PLANNING COMMISSION ACTION:

1. The Regional Planning Commission has considered the Mitigated Negative Declaration together with any comments received during the public review process, finds on the basis of the whole record before the Regional Planning Commission that there is no substantial evidence the project will have a significant effect on the environment, finds that the Mitigated Negative Declaration reflects the independent judgment and analysis of the Commission, and adopts the Mitigated Negative Declaration and the Mitigation Monitoring Program for the project.
2. In view of the findings of fact presented above, Conditional Use Permit No. 04-023-(5) and Oak Tree Permit Case No. 200500045-(5) is **APPROVED** subject to the attached conditions.

VOTE 4-0-0

Concurring: Modugno, Bellamy, Helsley, Rew

Dissenting: none

Abstaining: none

Absent: Valadez

Action Date: March 15, 2006

SD:JB

1. This grant authorizes the use of the subject property for a residential drug and alcohol treatment facility for a maximum of 66 Clients; the removal of two oak trees and encroachment into the protected zone of five oak trees, as depicted on the approved Exhibit "A" and subject to all of the following conditions of approval.
2. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation, or other entity making use of this grant.
3. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Department of Regional Planning their affidavit stating that they are aware of, and agree to accept, all of the conditions of this grant and that the conditions of the grant have been recorded as required by Condition No. 10, and until all required monies have been paid pursuant to Condition Nos. 11, 12, and 15.
4. The permittee shall defend, indemnify and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009 or any other applicable limitation period. The County shall notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense.
5. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing pay the Department of Regional Planning an initial deposit of \$5,000, from which actual costs shall be billed and deducted for the purpose of defraying the expenses involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to permittee or permittee's counsel. The permittee shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:
 - a. If during the litigation process, actual costs incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.
 - b. At the sole discretion of the permittee, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

The cost for collection and duplication of records and other related documents will be paid by the permittee in accordance with Los Angeles County Code Section 2.170.010.

6. This grant shall expire unless used within 2 years from the date of approval. A one-year time extension may be requested, in writing with the payment of the applicable fee, at least six months before the expiration date.
7. If any material provision of this grant is held or declared to be invalid, the permit shall be void and the privileges granted hereunder shall lapse.
8. **This grant will terminate on March, 15, 2016.** Entitlement to use of the property thereafter shall be subject to the regulations then in effect. At least six (6) months prior to the expiration of this permit and in the event that the Permittee intends to continue operations after such date, a new Conditional Use Permit application shall be filed with the Department of Regional Planning. The application shall be a request for continuance of the use permitted under this grant, whether including or not including modification to the use at that time.
9. The subject property shall be developed, maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions.
10. Prior to the use of this grant, the terms and conditions of the grant shall be recorded in the office of the County Recorder. In addition, upon any transfer or lease of the subject property during the term of this grant, the permittee shall promptly provide a copy of the grant and its terms and conditions to the transferee or lessee, as applicable, of the subject property.
11. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. Prior to the use of this grant, the permittee shall deposit with the County of Los Angeles the sum of \$1,500.00. These monies shall be placed in a performance fund which shall be used exclusively to compensate the Department of Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval, including adherence to

development in accordance with the approved site plan on file. The fund provides for ten (10) annual inspections

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any condition of this grant, the permittee shall be financially responsible for and shall reimburse the Department of Regional Planning for all additional inspections and for any enforcement efforts necessary to bring the subject property into compliance. The charge for additional inspections shall be the amount equal to the recovery cost at the time of payment. The current recovery cost is \$150.00 per inspection.

12. Within thirty (30) days of the approval date of this grant, the permittee shall remit processing fees in the amount of \$1,275.00 payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination in compliance with Section 21152 of the Public Resources Code and to defray the costs of fish and wildlife protection and management incurred by the California Department of Fish and Game pursuant to Section 711.4 of the California Fish and Game Code. No project subject to this requirement is final, vested or operative until the fee is paid.
13. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission or a hearing officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or hearing officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public health or safety or so as to be a nuisance. The permittee shall pay or reimburse the County of all necessary fees associated with such hearing.
14. All requirements of the Zoning Ordinance and of the specific zoning of the subject property must be complied with unless specifically modified by this grant, as set forth in these conditions or shown on the approved plans.
15. The permittee shall comply with all of the mitigation measures included in the attached Mitigation Monitoring Program and Project Changes/Conditions due to Environmental Evaluation including submittal of a Mitigation Monitoring deposit in the amount of \$3,000 which shall be required prior to use of the grant and shall be utilized to defray costs associated with staff review and verification of the required mitigation monitoring reports.
16. Upon approval of this grant, the permittee shall contact the Fire Prevention Bureau of the Los Angeles County Forester and Fire Warden to determine what facilities may be necessary to protect the property from fire hazard. Any necessary facilities shall be

provided to the satisfaction of and within the time periods established by said Department.

17. All requirements of the Zoning Ordinance and of the specific zoning of the subject property must be complied with unless specifically modified by this grant, as set forth in these conditions or shown on the approved plans.
18. The subject property shall be developed, operated and maintained in compliance with requirements of the Los Angeles County Department of Health Services (DHS). Adequate water and sewage facilities shall be provided to the satisfaction of said department. All required sewage disposal and water improvements shall be installed to the satisfaction of DHS prior to the issuance of any building permit.
19. All structures shall comply with the requirements of the Division of Building and Safety of the Los Angeles County Department of Public Works.
20. All structures, walls, and fences open to public view shall remain free of extraneous markings, drawings, or signage. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about the premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization. In the event such extraneous markings occur, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.
21. Within sixty (60) days of approval of this grant, the permittee shall submit to the Director for review and approval three copies of revised plans, similar to Exhibit "A" as presented at the public hearing, that depict all required project changes, including the following: 1) a lighting plan that shows the location and type of all exterior lighting fixtures; 2) revised parking layout to conform with the Code's and Fire Department's requirements; and 3) a landscape and irrigation plan which indicates drought tolerant landscaping. The property shall be developed and maintained in substantial conformance with the approved Exhibit "A". In the event that subsequent revised plans are submitted, the permittee shall submit three (3) copies of the proposed plans to the Director for review and approval. All revised plans must be accompanied by the written authorization of the property owner.
22. Throughout the term of this grant, the permittee shall maintain all landscaping in a neat, clean and healthful condition, including proper pruning, weeding, litter removal,

fertilizing and replacement of plants when necessary. Watering facilities shall consist of a permanent automatic water-efficient irrigation system, such as "bubblers" or drip irrigation, for irrigation of all landscaped areas except where there is turf or other ground cover. Landscaping shall consist of native or drought tolerant plants.

23. The construction, operation and maintenance of the residential drug and alcohol treatment facility shall be further subject to all of the following restrictions:
- a. The permittee shall comply with all recommended conditions set forth in the attached County of Los Angeles Department of Public Works letter dated March 18, 2004, except as otherwise required by said department;
 - b. The permittee shall comply with all recommended conditions set forth in the attached County of Los Angeles Fire Department, Fire Prevention letter dated November 2, 2005, except as otherwise required by said department;
 - c. During construction the permittee and its contractor shall comply with Sections 12.12.010 – 12.12.100 of the Los Angeles County Code regarding building construction noise;
 - d. The permittee shall provide and continuously maintain a minimum of 29 on-site automobile parking spaces. The required parking spaces shall be continuously available for vehicular parking only and shall not be used for storage, vehicle repair, or any other unauthorized use;
 - e. The permittee shall maintain the subject property in a neat and orderly fashion, free of litter and debris. All outdoor trash containers shall be covered and all trash enclosure areas shall be screened from public and private view corridors by landscaping, berms, compatible structures, or a combination of these;
 - f. All parking lot and other exterior lighting shall be hooded and directed away from roadways and neighboring residences to prevent direct illumination and glare, and shall be turned off within thirty minutes after conclusion of activities, with the exception of sensor-activated security lights and/or low level lighting along pedestrian walkways;
 - g. The use of an outdoor public address system or similar acoustical device is strictly prohibited;
 - h. All fences and walls on the property shall be maintained in good condition and in

compliance with the requirements of Section 22.48.160 of the County Code;

- i. Outside display and storage of material on the property is prohibited;
- j. The permittee shall not store or use hazardous materials on the subject property;
- k. The permittee shall maintain a current contact name, address, and phone number with the Department of Regional Planning at all times;
- l. The total number of clients shall not exceed 66 and all shall reside on the subject property;
- m. The subject property shall not be subleased for "Special Events", unless such events are approved by the Director in accordance with Part 14 of Chapter 22.56 of the Zoning Code;
- o. Clients of the facility shall be screened prior to admission and no individuals with a violent criminal record or registered sex offenders shall be accepted to the program; the permittee shall keep records of all clients of the facility to ensure compliance, such record shall be made available to County Staff upon request. The provision of such records by the applicant shall be in compliance with State and Federal statutes and regulations regarding the availability and safeguarding of such records;
- p. Trained security personnel shall be on-site 24 hours a day;
- q. A dedicated phone line shall be established and maintained for emergencies and notification of events by the neighborhood;
- r. The permittee shall be required to obtain a new conditional use permit if the establishment substantially changes its mode or character of operation;
- s. Upon purchase of the subject property, the permittee may record a conservation easement in favor of Los Angeles County that prohibits the future development on that portion of the site south of Bouquet Canyon Road;
- t. The permittee shall submit a public out reach program to the Director for review and approval. Said program shall provide ongoing notice be provided to the Town Council and the residences of Bouquet Canyon of the nature of the use, services provided, and security measures at the facility. The outreach program shall include

a newsletter mailed to the residents of the Bouquet Canyon community and the Leona Valley Town Council at least quarterly a year;

- u. The permittee shall request to be placed on the agenda of the Leona Valley Town Council at least annually; and
- v. The subject property shall be developed, operated and maintained in compliance with the requirements of the California Department of Alcohol and Drug Programs.

24. The removal of two oak trees and the encroachment into the protected zones of five oak trees on the subject property shall be further subject to all of the following restrictions:
- a. The permittee shall strictly comply with all requirements set forth in the attached Los Angeles Forester and Fire Warden, Forestry Division, letter dated September 23, 2005.
 - b. Should any oak tree die as a result of the approved encroachment, the permittee shall provide replacement trees of the Oak genus *Quercus agrifolia* at a rate of 5:1 for each impacted tree, an acorn shall also be planted at the same time and within the watering zone of each mitigation tree.
 - c. Prior to the removal or encroachment into the protected zone of any oak tree as authorized by this grant, the permittee shall obtain all permits and approvals required for the work that necessitates such encroachment.
 - d. All replacement trees shall be planted on native undisturbed soil. The first two irrigations or watering of planted trees shall incorporate the addition of a mycorrhizae product (i.e. "mycorrhizaROOTS" or similar product) in accordance with the label's directions. A layer of humus and litter from beneath the canopies of removed trees shall also be applied to the area beneath the canopies of replacement trees to further promote the establishment of mycorrhizae within their rooting zones. The seed source for the replacement trees shall be local to the project site. If appropriate planting sites are lacking on the subject property and the only alternative is to plant on disturbed soils, the applicant shall provide funds to the Los Angeles Oak Forest Special Fund instead.
 - e. The permittee shall provide replacement trees of the Oak genus *Quercus agrifolia* at a rate of 2:1 trees for each oak tree removed as authorized, a total of four (4) replacement trees.

PROJECT NO. 04-023-(5)
CONDITIONAL USE PERMIT NO. 04-023-(5)
OAK TREE PERMIT NO. ROAK200500045-(5)

CONDITIONS
Page 8 of 9

- f. The permittee's consulting arborist shall prepare a schedule of construction activities wherein the arborist will be present on the project site to ensure compliance with the oak tree ordinance and the protection of the oak trees.
- g. Prior to the removal or encroachment into the protected zone of any oak tree as authorized by this grant, the permittee shall obtain all permits and approvals required for the work which necessitates such removal or encroachment.

PROJECT NO. 04-023-(5)
CONDITIONAL USE PERMIT NO. 04-023-(5)
OAK TREE PERMIT NO. ROAK200500045-(5)

CONDITIONS
Page 9 of 9

Attachments: Department of Public Works letter dated March 18, 2004
County of Los Angeles Fire Department – Fire Prevention letter dated
November 2, 2005
County of Los Angeles Fire Department – Forestry Division letter dated
September 23, 2005
Mitigation Monitoring Program

SD:JB

03/15/06



Los Angeles County Department of Regional Planning
320 West Temple Street, Los Angeles, California 90012
Telephone (213) 974-6443

CONDITIONAL USE PERMIT NO. 04-023-(5)

OAK TREE PERMIT NO. 200500045-(5)

RPC/HO MEETING DATE	CONTINUE TO
AGENDA ITEM 7a & b	
PUBLIC HEARING DATE January 4, 2006	

APPLICANT NARCONON Southern Cal. Catherine L. Savage	OWNERS Church of Scientology Religious Trust	REPRESENTATIVE Michael J. Smith
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REQUEST

CONDITIONAL USE PERMIT REQUEST: To authorize a residential drug and alcohol treatment facility for 66 adults. The project includes the conversion and upgrading of the existing structures for staff and client useage. The proposal also includes parking for 29 vehicles.

OAK TREE PERMIT REQUEST: To authorize the removal of two oak trees and the encroachment upon five oak trees.

LOCATION/ADDRESS 36491 Bouquet Canyon Road ACCESS Bouquet Canyon Road.	ZONED DISTRICT Bouquet Canyon COMMUNITY EXISTING ZONING R-R-1 (Resort and Recreation-one acre required)	SIZE 30.4 acres	EXISTING LAND USE Vacant Private Boarding School	SHAPE irregular-shaped	TOPOGRAPHY Sloping to the SW
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SURROUNDING LAND USES & ZONING

North: W (Watershed) and A-2-2 (Heavy Agricultural two acres required)/Angeles National Forest, Single Family Residential	East: R-R-1 (Resort & Recreation one acre required)/ Angeles National Forest, Single Family Residential
South: W & R-R-1/ Vacant, Angeles National Forest	West: w/ Angeles National Forest, Agriculture-Dry Farm-Desert, and Vacant Land

GENERAL PLAN	DESIGNATION	MAXIMUM DENSITY	CONSISTENCY
Antelope Valley Areawide Plan	Open Space-National Forest	1 du/5 ac	See Staff Analysis

ENVIRONMENTAL STATUS
Mitigated Negative Declaration

DESCRIPTION OF SITE PLAN

The site plan depicts the existing 11 structures totaling approximately 16,531 square feet. Three of the structures are proposed to be used as dorms for clients and two of the structures would be utilized for staff housing. The balance of the structures on the subject property would be support structures (dining hall, offices and classrooms, ect.). The plan also depicts the 29 proposed parking spaces dispersed adjacent to the structures. The site has 51oak trees. Two of these trees are proposed for removal. Access to the site is via Bouquet Canyon Rd.

KEY ISSUES

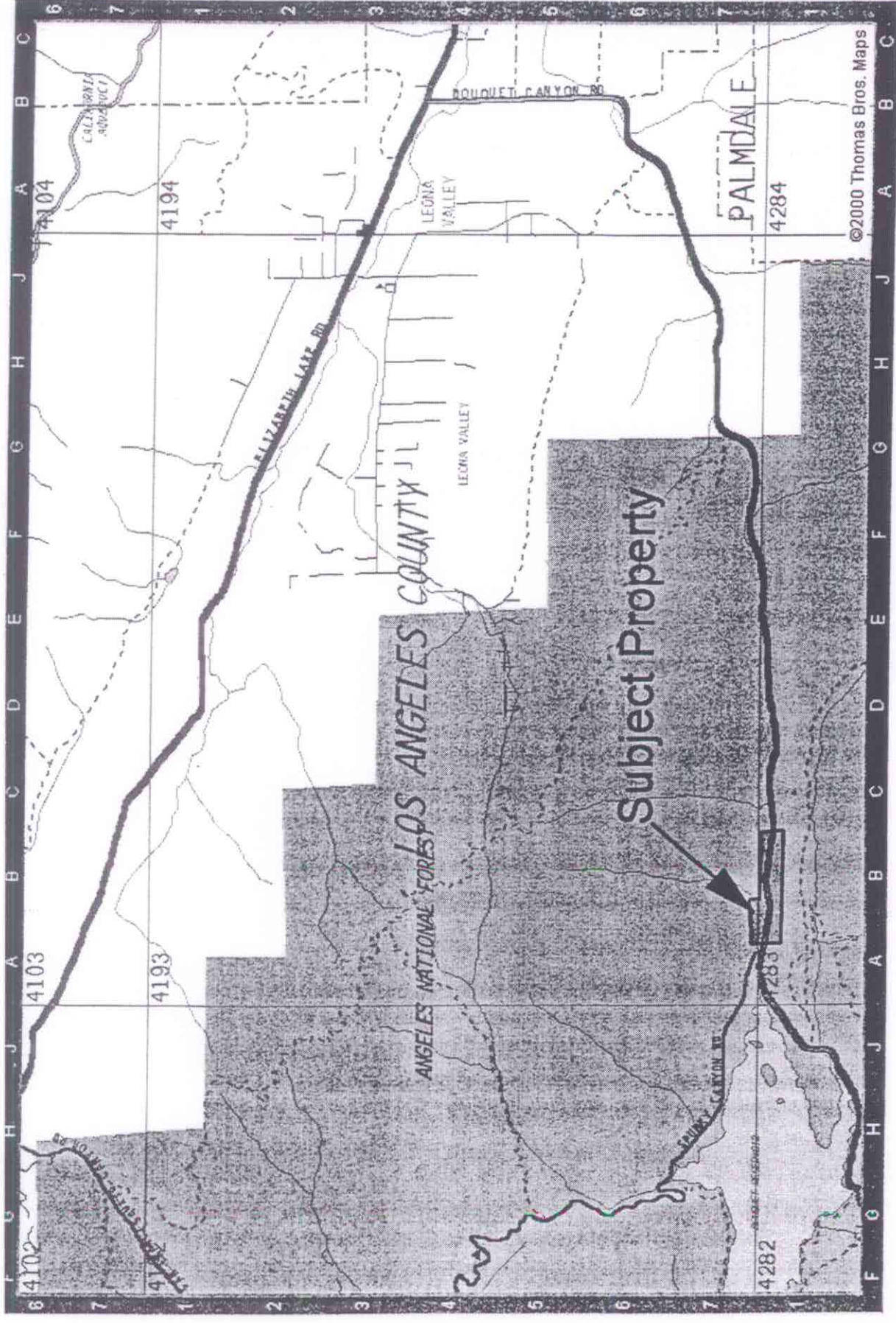
- Satisfaction of Section 22.56.040 of the Los Angeles County Code Title 22, Conditional Use Permit Burden of Proof requirements.
- Satisfaction of Section 22.56.2100, Title 22 of the Los Angeles County Code, Oak Tree Permit Burden of Proof requirements.

TO BE COMPLETED ONLY ON CASES TO BE HEARD BY THE BOARD OF SUPERVISORS

STAFF CONTACT PERSON		
RPC HEARING	RPC ACTION DATE	RPC RECOMMENDATION
MEMBERS VOTING AYE	MEMBERS VOTING NO	MEMBERS ABSTAINING
STAFF RECOMMENDATION (PRIOR TO HEARING)		
SPEAKERS*	PETITIONS	LETTERS
(O) (F)	(O) (F)	(O) (F)

*(O) = Opponents (F) = In Favor

04-023



ROAK 200500045 (5)
Case No. LUP 04-023 (5)



VICINITY MAP

JPL Zoning Services, Inc
6257 Van Nuys Blvd, #101
Van Nuys, CA 91401 JPL-3955

STAFF ANALYSIS

PROJECT NUMBER

04-023-(5)

CASE NUMBER

Conditional Use Permit No. 04-023-(5)

Oak Tree Permit No. 200500045-(5)

PROJECT DESCRIPTION

The applicant, Narconon Southern California, is requesting a conditional use permit to authorize the development and maintenance of a residential drug and alcohol treatment facility for 66 adults. The project includes the conversion and upgrading of the existing structures for adult residential usage for both staff and clients. A new septic line is also proposed. Two oak trees are proposed for removal and five oak trees would be encroached upon for the construction of new walkways. The proposal also includes parking for 29 vehicles. Access to the site is from Bouquet Canyon Road. Access to the subject property would require the construction of a culvert over a seasonal creek.

DESCRIPTION OF SUBJECT PROPERTY

Location

The subject property is located at 36491 Bouquet Canyon Road, within the Bouquet Canyon Zoned District.

Physical Features

The irregular-shaped property is approximately 30.4 acres in size with level and sloping topography to the southwest. The subject property is currently developed with 11 structures and was last used as a boarding school for children.

ENTITLEMENTS REQUESTED

The applicant requests a Conditional Use Permit to authorize a residential drug and alcohol treatment facility for 66 adults in the R-R-1 (Resort and Recreation-one acre required area) Zone. All clients and staff at this facility are boarders. The clients will not be allowed to have personal vehicles. The length of the program for individuals is typically three to four months. Visitors are discouraged during this period until a resident is free from relapse to drug or alcohol use. Traffic impacts are therefore minimal, since there is no need for daily pick-up and drop-off. A van would be used for transporting the clients and supplies for the facility.

The applicant requests an Oak Tree Permit to authorize the removal of two oak trees and the encroachment within the protected zone of five oak trees. The oak trees are proposed for removal because one has fallen down and the other endangers a structure and occupants of the site. The oak tree evaluation performed by a registered arborist, and reviewed by Los Angeles County Fire Department, Forestry Division, concludes that the five trees proposed for encroachment with walkways should survive the construction

period with the recommended protection. Of the two oaks slated for removal, one has fallen (tree #5) and one is currently a hazard (tree #1) due to extensive basal decay. Extensive pruning is recommended for 23 of the larger oaks on the site due to the extreme over-weighted condition of many of the trees. Additionally, the proximity of structures and pedestrians make this pruning necessary for safe operation of the proposed facility. There are several oak trees along the south side of Bouquet Canyon Road that are within the boundaries of this site. Many of these oaks should be pruned to ensure roadside safety and adequate clearance is attained.

EXISTING ZONING

Subject Property:

The subject property is zoned R-R-1 (Resort and Recreation – one acre required area).

Surrounding Properties:

Surrounding zoning consists of:

North: W (Watershed) and A-2-2 (Heavy Agricultural-two acres required area);
East: R-R-1;
South: W & R-R-1; and
West: W.

EXISTING LAND USES

Subject Property:

The subject property is presently developed with a boarding school.

Surrounding Properties:

Surrounding land uses consist of:

North: Angeles National Forest, Single family residential;
East: Angeles National Forest, Single family residential;
South: Angeles National Forest and vacant land; and
West: Angeles National Forest, Agricultural-Dry Farm and vacant land.

PREVIOUS CASES/ZONING HISTORY

The following cases have been filed on the subject property:

Conditional Use Permit 1937, a request to add two mobile classroom structures to an existing boarding school known as the Artesian Oaks Boys Ranch, was approved in 1982. This Permit expired in 1992.

In 1986, the Board of Supervisors, on appeal of the Regional Planning Commission's decision, approved Conditional Use Permit 85-553, a proposal to convert the boarding school into a privately operated detention facility for parole violators. This permit was never used and therefore lapsed in 1988.

In 1992, the Commission approved Conditional Use Permit 91-354, an application for a private institution for children (boarding school) for a maximum of 200 students and 40 adult staff members. This permit expired on November 1, 2002.

In 2002, the Commission approved Conditional Use Permit 02-178, an application for a private institution for children (boarding school) for a maximum 57 students and 11 adult staff. This use has been discontinued.

GENERAL PLAN

Land Use Policy Map

The subject property is within the Open Space land use designation of the Antelope Valley Area Plan (Plan).

Pertinent Policies

The following policies of the Plan are applicable to the applicant's proposal.

- Encourage an appropriate mix of land use types to prevent disharmony and degradation. Residential, commercial, employment, recreational and cultural uses should be integrated using appropriate buffering techniques to create a cohesive community. (Land Use Compatibility Policy 26 – page V-4)
The Plan intends to integrate such uses as the applicant's proposal into the community with appropriate measures to buffer the use from the surrounding community. The subject property is 30.4 acres in size and only occupies a small portion of the property. No new structures are proposed. The existing buildings are largely screened from view.
- Promote and support efforts by public and private agencies and citizen groups to provide all residences with the opportunity to satisfy their needs for housing, employment, and physical and social services. (Equal Opportunity Policy 44 – page V-7)
The proposed use would provide a needed social service for the community.
- Encourage maintenance, conservation, and rehabilitation to prevent community deterioration. (Recycling and Regeneration of Land Uses Policies 33 – page V-5)
The subject property has been vacant for a number of years and no new development is proposed except the rehabilitation of existing structures. The approval of this project would allow the applicant to rehabilitate the existing structures which are showing some signs of deterioration.

The proposed residential drug and alcohol treatment facility, as proposed by the applicant and appropriately conditioned, appears to be constant with the Open Space land use classification and the policies set forth in the Plan. The proposed use of the subject property would result in upgrading of the facilities' infrastructure and maintenance of the existing structures, and would not cause significant adverse environmental impacts.

SITE PLAN DESCRIPTION

General Description

The site plan depicts three client dorm buildings, a kitchen/dining hall, a classroom building, a log cabin staff dorm building, a office/staff dorm facility, and a swimming pool. Also shown, on the site plan, are a workshop, storage building, office, and laundry building. There are 29 parking spaces shown on the site plan. Two water tanks holding a total of 252,000 gallons of water are located in the northeast corner of the subject property. The existing septic system would be supplemented by the addition of a new septic line. The line for the system is placed so as not to intrude upon any of the oak trees on the site. The system will require a permit and have to meet the requirements Department of Health Services (DHS).

Consistency with Applicable Zoning Standards

The proposed residential drug and alcohol treatment facility is consistent with the R-R-1 Zone as this is a use allowed with a conditional use permit. Pursuant to Section 22.40.180 the R-R-1 Zone's purpose is to allow public service facilities subject to review and conditions to protect natural scenic or recreational value.

Parking. Pursuant to Section 22.52.1120 of Title 22 of the County Code, parking shall be provided at a ratio of one parking space for each staff member of the largest shift and one parking space for each vehicle used directly for the use. The proposed use would have 16 resident staff members and two vans. A total of 18 parking spaces, one of which shall be handicap and van accessible, are required (16 staff + 2 vans = 18).

The site plan submitted by the applicant depicts 29 parking spaces, and thereby, complies with County's parking requirements. The applicant does have sufficient space to provide the required parking. The proposed configuration of the parking design does not meet the design standards of the Code. Twenty-six (26) feet is required back up distance only 20 feet is shown on the site plan. There appears to be room to move the parking spaces forward to accommodate this requirement.

BURDEN OF PROOF

Conditional Use Permit

Pursuant to Section 22.56.040, in addition to the information required in the application, for conditional use permits, the applicant shall substantiate to the satisfaction of the Commission, the following facts:

1. That the requested use at the location proposed will not:
 - A. Adversely affect the health, peace, comfort or welfare or persons residing or working in the surrounding area, or
 - B. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or
 - C. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.
2. That the proposed site is adequate in size and shape to accommodate the yards, walls fences, parking and loading facilities, landscaping and other development

features prescribed in this Title 22, as is other wise required in order to integrate said use with the uses in the surrounding area.

3. That the proposed site is adequately served:
 - A. By highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and
 - B. By other public or private service facilities as are required.

Applicant's Burden of Proof Responses

The applicant's responses are attached. Staff is of the opinion that the applicant has sufficiently addressed the Burden of Proof issues in a fashion that substantiates the findings required by Section 22.56.040 of the County Code.

Oak Tree Permit

In addition to the information required in the application by Section 22.56.2090, the application shall substantiate to the satisfaction of the director the following facts:

1. That the proposed construction of proposed use will be accomplished without endangering the health of the remaining trees subject to this Part 16, if any, on the subject property; and
2. That the removal or relocation of the oak tree(s) proposed will not result in soil erosion through the diversion or increased flow of surface waters which cannot be satisfactorily mitigated; and
3. That in addition to the above facts, at least one of the following apply:
 - a. That the removal or relocation of the oak tree(s) proposed is necessary as continued existence at present location(s) frustrated the planned improvement or proposed use of the subject property to such and extent that:
 - i. Alternative development plans cannot achieve the same permitted density or that the cost of such alternative would be prohibitive, or
 - ii. Placement of such tree(s) precludes the reasonable and efficient use of such properties for a use otherwise authorized, or
 - b. That the oak tree(s) proposed for removal or relocation interferes with utility services or streets and highways, either within or outside of the subject property, and no reasonable alternative to such interference exists other than removal of the tree(s), or
 - c. That the condition of the oak tree(s) proposed for removal with reference to seriously debilitating disease or danger of falling is such that it cannot be remedied through reasonable preservation procedures and practices;
4. That the removal of the oak tree(s) proposed will not be contrary to or be in substantial conflict with the intent and purpose of the oak tree permit procedure;
- A. For the purpose of interpreting this section, it shall be specified that while relocation is not prohibited by this Part 16, it is a voluntary alternative offering sufficient potential

danger to the health of a tree as to require the same findings as removal. (Ord. 88-0157 § 5, 1988; Ord. 82-0168 § 2 (part), 1982.)

Applicant's Burden of Proof Responses

The applicant's responses are attached. Staff is of the opinion that the applicant has sufficiently addressed the Burden of Proof issues in a fashion that substantiates the findings required by Section 22.56.040 of the County Code.

ENVIRONMENTAL DOCUMENTATION

The Department of Regional Planning has determined that a Mitigated Negative Declaration is the appropriate environmental documentation for this project under the California Environmental Quality Act (CEQA) reporting requirements. An Initial Study was prepared for this project in compliance with the environmental guidelines and reporting procedures of the State and the County of Los Angeles. The Initial Study showed that conditions or changes in the project are necessary in order to assure that there is no substantial evidence that the project may have a significant effect on the environment. The applicant has revised their project to accommodate many of impacts that were identified.

During the environmental review phase of the project Staff received comment letters from County Departments including Public Works, Fire, and Health Services. The comments and requirements have been included as a part of the Mitigation Monitoring Program. Compliance with the attached mitigation measures is required as a condition of approval for the subject conditional use permit and the oak tree permit. The following potential impacts were identified:

Geotechnical: The applicant is required to submit a detailed liquefaction and seismic stability analysis and a fault analysis prior to the issuance of building permit.

Water Quality: The applicant is required to comply with the NPDES requirements of the CRWQCB and DPW prior to the issuance of a building permit. Additionally, the applicant is required to demonstrate to the Department of Health Services (DHS) that the existing private sewage system conforms to the Los Angeles County Plumbing Code prior to issuance of a building permit. The applicant would also have to demonstrate to DHS the water system complies with the applicable law as to the quality and quantity of the water supply prior to issuance of a building permit.

Archaeology: The applicant must suspend construction in the vicinity of a cultural resource if encountered during construction and leave the resource in place until a qualified archaeologist can examine and determine appropriate mitigation measures.

Biota: Prior to any construction activity from February through August the applicant is required to have a project biologist confirm the absence of active nests or nesting habitat. The applicant is required to submit a landscaping plan for review and approval. Exterior lighting shall be directed downward onto the property and be low intensity at a low height, security lighting if any must be on a motion detector. Permeable or interlocking pavers

must be used for sidewalks and other hard-scaped areas instead of concrete or asphalt. Additionally, all eucalyptus trees located on-site must be removed within five years. Prior to issuance of a building permit, the applicant must consult with the U.S. Army Corps of Engineers and the California Department of Fish and Game to determine if a 404 and a 1603 permit is required, respectively.

Fire: The applicant shall pay a developer fee or an in-kind consideration in lieu of developer fees to the Los Angeles County Fire Department.

COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS **LOS ANGELES COUNTY FIRE DEPARTMENT**

Los Angeles County Fire Department, Forestry Division has reviewed the oak tree report. Their comments dated September 23, 2005 are included as an attachment (**Attachment 1**) to this report. The comments include the standard mitigation measure to provide mitigation trees of the Oak genus at a rate of 2:1 for each tree removed. The Forester is requiring two replacement trees; one of the two trees slated for removal is dead.

The Los Angeles County Fire Department, Fire Prevention has reviewed the project; their recommended conditions dated November 2, 2005 are included as an attachment (**Attachment 2**) to this report. The Fire Department's recommended conditions include a minimum unobstructed pavement width of 20 feet, clear to the sky; driveways posted as "No Parking-Fire Lane"; access provided to within 150 feet of all exterior walls; a fuel modification plan; and review of revised plans. Additionally, the Fire Department requires that the existing Arizona crossing be replaced with a culvert able to withstand a 10 year flood.

LOS ANGELES COUNTY DEPARTMENT OF PUBLIC WORKS

The Los Angeles County Department of Public Works ("DPW") recommended conditions, dated March 18, 2004, are included as an attachment (**Attachment 3**) to this report. The DPW's recommendations include dedication of right-of-way, slope easements, and restrict vehicular access along Bouquet Canyon Road. Additionally, they recommend that the gate be a minimum of 50 feet behind the right-of-way and that adequate sight distance be provided on Bouquet Canyon Road within the right-of-way or dedication of airspace easement.

LEGAL NOTIFICATION/COMMUNITY OUTREACH

Hearing Notices were mailed to eight property owners and residents within a 1,000-foot radius of the subject property on November 22, 2005. Case materials and environmental documentation were delivered to the Quartz Hill County Library on December 2, 2005. Advertisements were published in Signal Newspaper and La Opinion on November 23, 2005. According to the applicant, public hearing notices were posted at the project site November 28, 2005.

The applicant met with the Leona Valley Town Council (**Attachment 4**). The Council in a letter, dated April 26, 2004, state that they feel that the proposed project is an acceptable use of the facility. They mentioned lighting as a concern. In particular, that the exterior

lighting be controlled so as to limit the lighting to within the subject property and that he exterior lighting be shielded so as to prevent light pollution to adjoining properties or roadways. In another letter dated December 19, 2005, the Leona Valley Town Council requests that the Planning Commission deny the application. Their concerns included: Environmental impacts (noise, traffic, and wildlife) are not mitigated; Health and safety issues create potential hazards for residents (no guarantee that criminals and sex offenders will not be clients); and the Impact on property values.

The applicant also has met with the Angeles Forest Valleys and Lakes Fire Safe Council as documented by a letter dated December 16, 2004 (**Attachment 5**).

PUBLIC COMMENTS

Staff has received 19 public comment letters (**letters in support Attachment 6a & letters in opposition Attachment 6b**) in opposition to this project. Letters of support address the need for the facility in the community, its success rate, contribution to the local economy, and that the facility would have 24 hour security, and that having such a facility in the area would help promote people to stop using drugs. The concerns raised include the criminal history of the potential clients of the proposed facility, preserving the rural nature of night sky and the existing site lighting is a hazard to motorists because unshielded lights shine in driver's eyes, and sewage smells emanating from the subject property, the lack of need to remove any oak trees, security arrangements the treatment center would have and the potential rise in crime rate as a result of locating the facility in this area. Additionally, Staff has received one phone call regarding this matter. The caller was concerned with what security arrangements the treatment center would have, the slow response time both the Sheriff's Department and the Fire Department have for this area, and the remoteness each individual residence has from its neighbors.

The applicant has submitted a booklet of information to address many of the above concerns (**Attachment 6c**). Additionally the booklet contains letters from neighbors of another of their facilities in San Diego County that originally were in opposition and now support the project.

STAFF EVALUATION

The applicant is proposing a residential drug and alcohol treatment facility for 66 adults and 11 staff members. The project includes the conversion and upgrading of the existing structures for adult residential usage for both staff and clients.

Access to the site is from Bouquet Canyon Road. This access is adequate for the minimal traffic volume this use would generate. To provide adequate sight distance onto Bouquet Canyon Road for the driveway, the removal or trimming of existing trees and vegetation may be necessary along with the relocation of existing signs.

The Fire Department is requiring a minimum driveway width 20 feet. Portions of the driveway are shown as less than that. There appears to be sufficient space to accommodate this requirement.

An Oak Tree Permit for the encroachment within the protected zone of five oak trees and the removal of two oaks is also included in this request to accommodate the conversion of the site to the proposed use.

The project, a residential drug and alcohol treatment facility, would provide the community with a needed social service. The site was last used as a boarding school, and the proposed use is somewhat similar, while being a less intensive use of the property. Approval of the project would result in the rehabilitation of the existing structures on the subject property, many of which have fallen into disrepair. The project can be found consistent with the adopted local plan, compatible with existing zoning and surrounding land uses. The potential environmental impacts can be mitigated and would be monitored through a Mitigation Monitoring Program. Therefore, Staff is recommending a ten year period for this conditional use permit, if the Planning Commission approves the application. This is based on the need to reevaluate the compatibility of the project with the surrounding community. Staff also recommends that the project be inspected annually for compliance with the final conditions of approval.

FEES/DEPOSITS

If approved as recommended by staff, the following fees/deposits will apply:

Fish & Game:

1. A Mitigated Negative Declaration was issued. Therefore, a \$1,250 Fish and Game fee and a \$25 document handling fee must be paid. Total fees due: \$1,275. The fees will be required within 30 days of the final approval date of the permit.

Zoning Enforcement:

2. A cost recovery deposit of \$1,500 to cover the costs of 10 recommended annual zoning enforcement inspections. Additional funds would be required if violations are found on the property.

Environmental mitigation Monitoring:

3. The permittee shall deposit a sum of \$3,000 with the Department of Regional Planning in order to defray the cost of reviewing the mitigation measures in the Mitigation Monitoring Program.

STAFF RECOMMENDATION

Approval

Prior to making a decision on this case, Staff recommends the Regional Planning commission consider the facts, analysis and correspondence contained in this report along with the oral testimony and/or written comments received during the public hearing.

If the Commission finds the applicant satisfies the conditional use permit and oak tree permit burden of proof requirements for this request, than Staff recommends **Approval** of Conditional Use Permit No. 04-023-(5) and Oak Tree Permit No. 200500045-(5) for a period of ten years, subject to the attached draft conditions.

SUGGESTED MOTION

"I MOVE THAT THE REGIONAL PLANNING COMMISSION INDICATE ITS INTENT TO APPROVE CONDITIONAL USE PERMIT NO. 04-023 AND OAK TREE PERMIT NO. 200500045 AND INSTRUCT STAFF TO PREPARE FINDINGS AND CONDITIONS FOR APPROVAL."

ATTACHMENTS:

Draft Conditions
Negative Declaration & Mitigation Monitoring Program
Burden of Proof
Attachments 1 through 6
Thomas Brothers Map
Site Plan
Land Use Map
Photos
Oak Tree Report

SD:JB

01/04/06

CONDITIONAL USE PERMIT 04-023
Re-submitted and Revised Dec./2004.
Burden of Proof Modified 12/20/05

36491 Bouquet Canyon Rd.

BURDEN OF PROOF:

A. That the requested use at the location proposed will not:

1. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or
2. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or
3. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

The proposed use of the site is as a retreat for voluntary drug free substance abuse withdrawal and education for adults over the age of 18 years who wish to live a life without relying on alcohol or drugs. It is a residential program. Clients do not commute and visits are limited while a resident is on the program (except in the case of an emergency).

The program is one of drug free withdrawal and education with residents handling their personal situations. That is the reason they have applied for the program. They do not become involved with the local community except for chaperoned local church service attendance (with prior Pastor approval) and limited supervised shopping trips to local towns - later in the program.

Those doing the program are there on a voluntary basis. There are over 100 Narconon program and education centers around the world. Narconon Centers have been in existence since the early 70's and these facilities have successfully rehabilitated thousands of students through the program. The program participants pay a fee to attend, and as Narconon is a private, not-for-profit corporation, Narconon is under no obligation to accept any court referred clients. Narconon enrollment policy also specifically rejects any persons with histories of violence or other such anti-social behavior. Narconon participants are accepted into the program on a one on one basis, only after extensive personal interviews by experienced intake counselors.

State law requires the confidentiality of specific drug rehabilitation participants but demographically Narconon students come from all walks of life, blue collar and white collar, including business owners, tradespeople, housewives,

athletes, teachers, lawyers, salespeople, nurses, persons from the medical fields and students.

Narconon centers have always had as a part of their program 24 hour security, seven days a week. Narconon Canyon Oaks will also have trained security 24/7. The staff of the Narconon program maintain a very structured schedule and environment for the students and take a very pro-active involvement and are in control of their student's whereabouts 24 hours a day, seven days a week. Specifically, Narconon clients are called "students" because the program is intensively educational. That is, students are in a course room from 8:30 AM until 9:30 PM (exclusive of meals). When not on course they are exercising or sweating in a sauna, doing supervised chores, or on Sunday at Church (supervised) or meeting with their families (towards the end of the program.)

In addition, as a public service, Narconon Centers such as Canyon Oaks that are in a rural setting provide access to neighbors 24 hours a day to Narconon Security personnel to help the neighbors with everyday emergencies or needs outside of business hours. For this specific facility at Canyon Oaks, Narconon has established a separate phone line which will be given to close neighbors and also to Fire and Emergency personnel to establish a Neighborhood Hot Line that will be manned 24/7. No outgoing calls will be permitted on this line. The majority of Narconon Staff are trained in Red Cross, CPR and First Aid. They offer their services to their neighbors and the community. This phone line will serve as immediate help if needed, which they offer because of the remoteness of the area. Narconon also anticipates that several of their staff will be trained as Volunteer Firefighters and EMT's as has been done with Narconon San Diego (in northeastern San Diego County) and Narconon Arrowhead (in rural Oklahoma). This is done to assist local authorities.

As relates to property values, Narconon will be investing considerable costs into the property to improve the appearance with upgraded exteriors to the existing buildings which will be very compatible with the rural canyon motif, along with improved and maintained landscaping which will enhance the perception from the highway. Property values at the Narconon facility in San Diego County, as an example, have increased approximately 50% after just a few years of their occupancy of the site with all of the improvements to the site and their continued maintenance.

Narconon Canyon Oaks will be used to organize and direct the delivery of drug education classes to teachers, educators and concerned community individuals on how to give children the truth about drugs which is a very successful deterrent to youth drug use.

Also to community advantage, the property has 252,000 gallons of water storage along with a full swimming pool that is available to local area fire suppression and the site is open and available to all local residents in the event of earthquake or fire emergency evacuation.

- B. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping or other development features prescribed in this title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.

The site is 30.4 acres in the Angeles National forest. There will be no change in the locations of buildings, roadways or parking areas from the existing except as noted on the CUP Site Plan. As such, only 5 acres of the property are used by the buildings and roadways described and the remaining 25 acres are and will remain open space. Of the current buildings, all but one will retain its current use (residential, dining, repair or laundry) and one, used as a school house will convert partially to a sauna facility for drug free detoxification. The facility will continue to integrate with the surrounding area.

- C. That the proposed site is adequately served:

1. By highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and
2. By other public or private service facilities as are required.

The proposed site is adequately served by highways or streets. It will impose no higher traffic burden than the former boarding school as, while the use will change, the on-site residential nature of the facility will not.

Current public and private service facilities will continue to be fully adequate for the proposed use. All residents must be medically approved to do the withdrawal program and the most severe cases - psychiatric drugs and alcohol addiction - will first undergo a preliminary medically supervised withdrawal in a hospital at currently established arrangements in Costa Mesa prior to the more extensive Narconon drug free program at Canyon Oaks. On site medical emergencies then are related to more natural hazards of snake bites or allergic reactions to bee stings or the like. Emergency services such as ambulance are expected to be needed only infrequently, based on experience at other Narconon Centers.

June 13, 2005
Canyon Oaks Ranch

36491 BOUQUET CANYON RD., SANTA CLARITA, CA 91390

OAK TREE PERMIT BURDEN OF PROOF

Concurrent Case: CUP 04-023

Project Description: The existing facility through the CUP 04-023 process will be used for a Drug and Alcohol Rehabilitation and Education Facility. There are no new buildings to be added to this project except for an Entry Information Center as shown on the site plan. Existing buildings will be refurbished with new exterior siding, new dual glazed energy glass windows and new roofs. Interior upgrades will occur in this process to repair plumbing and electrical, upgrade finishes and make facilities accessible and more useable as needed. There will be new concrete sidewalks added in three places which will impact 5 Oak Trees as described in the Oak Tree Report.

Item A.: The proposed construction or proposed use will be accomplished without endangering the health of the remaining trees. In fact, as stated in the report many of the trees on the property will be Safety Pruned, and the owners of the property will be more educated (from studying the Report) on how to care for the Oak trees. It is our desire to ensure that the Oak trees are vibrant and healthy for many, many years to come. Walking traffic on the property will be directed to the existing roadways and walkways which will help for the welfare of the existing trees.

Item B.: In the Oak Tree Report there are two trees that will specifically be removed. One of those trees was blown over by high winds in the Month of April or May. It is lying on the ground. Where the tree was uprooted, once it's removed, the soil in that area where the root was will be replaced to existing grade. In the case of the second tree that is a safety hazard, as described in the report, similarly, when the tree is properly removed the soil in that area will be replaced and recompact to match existing grade, and the site plan also shows that we will pave a new Handicap accessible parking stall in that area, which will also ensure no soil erosion.

Item C.: The finding that applies in this case, and as per the Oak Tree Report is Finding #3 in that the Oak Tree proposed for removal (beyond the one that is on the ground) is seriously debilitated and in danger of falling over an internal roadway and onto a building that is used for the on site "residential" Laundry. It is also understood that the removal of this One tree will not be contrary or be in substantial conflict with the intent and purpose of the oak tree permit procedure stated in Finding #4.



***** INITIAL STUDY *****

**COUNTY OF LOS ANGELES
DEPARTMENT OF REGIONAL PLANNING**

GENERAL INFORMATION

I.A. Map Date: June 13, 2005 Staff Member: Christina D. Tran
 Thomas Guide: 4283 B-1 USGS Quad: Sleepy Valley
 Location: 36491 Bouquet Canyon Road, Saugus

Description of Project: Application for a CUP to operate a health retreat facility for voluntary substance abuse withdrawal and education. There are currently 11 existing buildings (total of 16,531 s.f.) consisting of housing and office building, a workshop, a laundry building, a storage building, an office building, a cabin building, a kitchen and dining hall, three dormitories, and one classroom building. Other existing improvements include three water wells, two water tanks (42,000 gal. and 210,000 gal.), two dirt volleyball courts, a basketball court, a swimming pool, an unmarked/undeveloped field for softball, orchards, and a corral. Proposed improvements include the construction of an entry sign, three 4' wide concrete walkways, modification to building facades, and remodeling of building interiors including building #11 to include a sauna, exercise room, and men's and women's bathroom/change room/shower room. Project site will also utilize two existing septic tanks and a leach field for waste disposal. This facility will be a 24 hour operation with a total of 16 staff and 66 students who will reside onsite in dormitories for a 3-4 month program. A total of 31 parking spaces will be provided including four proposed parking spaces. Approximately 1,500 c.y. of grading will be required which will be balanced onsite. An estimated maximum amount of water usage for domestic use and landscaping will be 16,000 gallons per day. The OTP request is for the removal of 2 oak tree, encroachment of 5 oak trees, and pruning of 23 oak trees.

Gross Acres: 30.4 acres

Environmental Setting: Project site is located within Angeles National Forest with topography ranging from flat to steep slopes. There is currently a private boarding school (CUP 02-178) at the site which will be converted to the proposed health retreat facility. Surrounding uses consist of vacant land, Spunky Canyon Road, and Bouquet Canyon Road.

Zoning: R-R-1 (Resort and Recreation, minimum lot size of 1 acre)

General Plan: Open Space

Community/Area wide Plan: Open Space, Angeles National Forest (Antelope Valley Areawide General Plan)

Major projects in area:

<u>PROJECT NUMBER</u>	<u>DESCRIPTION & STATUS</u>
<u>CP03334</u>	<u>Second dwelling unit (pending)</u>
<u>PM22833</u>	<u>12 lots on 12000 acres (pending)</u>
<u>PM19763</u>	<u>3 SF lots on 18.21 acres (7-31-89 recorded)</u>
<u>PM19801</u>	<u>4 SF lots on 20.17 acres (7-31-89 recorded)</u>

NOTE: For EIRs, above projects are not sufficient for cumulative analysis.

REVIEWING AGENCIES

Responsible Agencies

- ☐ None
☒ Regional Water Quality Control Board
 ☒ Los Angeles Region
 ☐ Lahontan Region
☐ Coastal Commission
☒ Army Corps of Engineers
☒ U.S. Fish & Wildlife

☐
☐

Trustee Agencies

☐ None

☒ State Fish and Game

☐ State Parks

☐

Special Reviewing Agencies

- ☐ None
☐ Santa Monica Mountains Conservancy
☐ National Parks
☒ National Forest
☐ Edwards Air Force Base
☐ Resource Conservation District of Santa Monica Mtns. Area
☒ California Highway Patrol
☒ CSUF

☐

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Regional Significance

- ☒ None
☐ SCAG Criteria
☐ Air Quality
☐ Water Resources
☐ Santa Monica Mtns. Area

☐

☐

☐

☐

County Reviewing Agencies

- ☐ Subdivision Committee
☒ DPW: Geotechnical and Materials Engineering Division; Drainage & Grading; Land Development (Water Supply and NPDES review); Environmental Programs

☒ Fire Department

☒ Health Services: Rural Mtn.

IMPACT ANALYSIS MATRIX		ANALYSIS SUMMARY (See individual pages for details)			
					Less than Significant Impact/No Impact
					Less than Significant Impact with Project Mitigation
					Potentially Significant Impact
CATEGORY	FACTOR	Pg			Potential Concern
HAZARDS	1. Geotechnical	5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<i>Liquefaction, Clearwater Fault</i>
	2. Flood	6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<i>Hillsides and drainages onsite</i>
	3. Fire	7	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>Fire Zone 4</i>
	4. Noise	8	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
RESOURCES	1. Water Quality	9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<i>NPDES requirement</i>
	2. Air Quality	10	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	3. Biota	11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<i>Biological resources</i>
	4. Cultural Resources	12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<i>Drainage course and oak trees</i>
	5. Mineral Resources	13	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	6. Agriculture Resources	14	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	7. Visual Qualities	15	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
SERVICES	1. Traffic/Access	16	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	2. Sewage Disposal	17	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	3. Education	18	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	4. Fire/Sheriff	19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<i>Increase demand on existing resources</i>
	5. Utilities	20	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<i>Solid waste</i>
OTHER	1. General	21	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	2. Environmental Safety	22	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	3. Land Use	23	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	4. Pop/Hous./Emp./Rec.	24	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	5. Mandatory Findings	25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<i>Biota, geotechnical, flood, water quality</i>

DEVELOPMENT MONITORING SYSTEM (DMS)

As required by the Los Angeles County General Plan, DMS* shall be employed in the Initial Study phase of the environmental review procedure as prescribed by state law.

- Development Policy Map Designation: Non-urban Open Space
- ☒ Yes ☐ No Is the project located in the Antelope Valley, East San Gabriel Valley, Malibu/Santa Monica Mountains or Santa Clarita Valley planning area?
- ☐ Yes ☒ No Is the project at urban density and located within, or proposes a plan amendment to, an urban expansion designation?

If both of the above questions are answered "yes", the project is subject to a County DMS analysis.

☐ Check if DMS printout generated (attached)

Date of printout: _____

☐ Check if DMS overview worksheet completed (attached)

EIRs and/or staff reports shall utilize the most current DMS information available.

Environmental Finding:

FINAL DETERMINATION: On the basis of this Initial Study, the Department of Regional Planning finds that this project qualifies for the following environmental document:

- ☐ NEGATIVE DECLARATION, inasmuch as the proposed project will not have a significant effect on the environment.

An Initial Study was prepared on this project in compliance with the State CEQA Guidelines and the environmental reporting procedures of the County of Los Angeles. It was determined that this project will not exceed the established threshold criteria for any environmental/service factor and, as a result, will not have a significant effect on the physical environment.

- ☒ MITIGATED NEGATIVE DECLARATION, in as much as the changes required for the project will reduce impacts to insignificant levels (see attached discussion and/or conditions).

An Initial Study was prepared on this project in compliance with the State CEQA Guidelines and the environmental reporting procedures of the County of Los Angeles. It was originally determined that the proposed project may exceed established threshold criteria. The applicant has agreed to modification of the project so that it can now be determined that the project will not have a significant effect on the physical environment. The modification to mitigate this impact(s) is identified on the Project Changes/Conditions Form included as part of this Initial Study.

- ☐ ENVIRONMENTAL IMPACT REPORT*, inasmuch as there is substantial evidence that the project may have a significant impact due to factors listed above as "significant".

- ☐ At least one factor has been adequately analyzed in an earlier document pursuant to legal standards, and has been addressed by mitigation measures based on the earlier analysis as described on the attached sheets (see attached Form DRP/IA 101). The Addendum EIR is required to analyze only the factors changed or not previously addressed.

Reviewed by: Christina Bran Date: 7-25-05

Approved by: Daryl Koutnik Date: 25 JULY 2005

- ☐ This proposed project is exempt from Fish and Game CEQA filing fees. There is no substantial evidence that the proposed project will have potential for an adverse effect on wildlife or the habitat upon which the wildlife depends. (Fish & Game Code 753.5).

- ☐ Determination appealed - see attached sheet.

*NOTE: Findings for Environmental Impact Reports will be prepared as a separate document following the public hearing on the project.

HAZARDS - 1. Geotechnical

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is the project located in an active or potentially active fault zone, Seismic Hazards Zone, or Alquist-Priolo Earthquake Fault Zone? <i>Liquefaction and earthquake induced landslide (Seismic Hazard Zones Map – Sleepy Valley Quad), approximate location of Clearwater Fault</i>
b.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Is the project site located in an area containing a major landslide(s)? <i>Earthquake induced landslide (Seismic Hazard Zones Map – Sleepy Valley Quad)</i>
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in an area having high slope instability?
d.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is the project site subject to high subsidence, high groundwater level, liquefaction, or hydrocompaction? <i>Liquefaction (Seismic Hazard Zones Map – Sleepy Valley Quad)</i>
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the proposed project considered a sensitive use (school, hospital, public assembly site) located in close proximity to a significant geotechnical hazard?
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project entail substantial grading and/or alteration of topography including slopes of over 25%?
g.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project be located on expansive soil, as defined in Table 18-1-B of Uniform Building Code (1994), creating substantial risks to life or property?
h.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD CODE REQUIREMENTS

- | | |
|--|---|
| <input type="checkbox"/> Building Ordinance No. 2225 – Sections 308B, 309, 310, and 311 and Chapters 29 and 70 | <input type="checkbox"/> OTHER CONSIDERATIONS |
| <input checked="" type="checkbox"/> MITIGATION MEASURES | |
| <input type="checkbox"/> Lot Size <input type="checkbox"/> Project Design | <input type="checkbox"/> Approval of Geotechnical Report by DPW |

Consultation with DPW – Geotechnical and Materials Engineering Division

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by, **geotechnical** factors?

- | | | |
|--|---|--|
| <input type="checkbox"/> Potentially significant | <input checked="" type="checkbox"/> Less than significant with project mitigation | <input type="checkbox"/> Less than significant/No Impact |
|--|---|--|

HAZARDS - 2. Flood

SETTING/IMPACTS

Yes No Maybe

- | | | | | |
|--|-------------------------------------|-------------------------------------|-------------------------------------|--|
| a. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Is the major drainage course, as identified on USGS quad sheets by a dashed line, located on the project site? |
| <i>Bouquet Canyon drainage course</i> | | | | |
| b. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Is the project site located within or does it contain a floodway, floodplain, or designated flood hazard zone? |
| <i>Drainage Course onsite</i> | | | | |
| c. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Is the project site located in or subject to high mudflow conditions? |
| <i>Hillsides and drainages may erode and cause sedimentation</i> | | | | |
| d. | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project contribute or be subject to high erosion and debris deposition from run-off? |
| e. | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project substantially alter the existing drainage pattern of the site or area? |
| f. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Other factors (e.g., dam failure)? |
| <i>Bouquet reservoir is located west of project site.</i> | | | | |

STANDARD CODE REQUIREMENTS

- ☐ Building Ordinance No. 2225 – Section 308A ☐ Ordinance No. 12,114 (Floodways)

- ☐
- Approval of Drainage Concept by DPW

- ## ☒ MITIGATION MEASURES

- ## OTHER CONSIDERATIONS

- ☐
- Lot Size
- ☐
- Project Design

Consultation with DPW – Drainage & Grading

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by **flood (hydrological)** factors?

- ☐ Potentially significant ☒ Less than significant with project mitigation ☐ Less than significant/No impact

HAZARDS - 3. Fire

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is the project site located in a Very High Fire Hazard Severity Zone (Fire Zone 4)? <u>Very High Fire Hazard Severity Zone</u>
b.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site in a high fire hazard area and served by inadequate access due to lengths, width, surface materials, turnarounds or grade?
c.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project site have more than 75 dwelling units on a single access in a high fire hazard area?
d.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Is the project site located in an area having inadequate water and pressure to meet fire flow standards? <u>No public water available</u>
e.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project located in close proximity to potential dangerous fire hazard conditions/uses (such as refineries, flammables, explosives manufacturing)?
f.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the proposed use constitute a potentially dangerous fire hazard?
g.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Other factors? <u>Two existing water tanks onsite that total 252,000 gallons</u>

STANDARD CODE REQUIREMENTS

- ☒ Water Ordinance No. 7834
 ☒ Fire Ordinance No. 2947
 ☒ Fire Regulation No. 8
☒ Fuel Modification / Landscape Plan

☐ MITIGATION MEASURES

☒ OTHER CONSIDERATIONS

☒ Project Design
 ☐ Compatible Use

Consultation with Fire Department – existing institutional facility

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by **fire hazard** factors?

☐ Potentially significant
 ☐ Less than significant with project mitigation
 ☒ Less than significant/No impact

HAZARDS - 4. Noise

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located near a high noise source (airports, railroads, freeways, industry)?
b.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the proposed use considered sensitive (school, hospital, senior citizen facility) or are there other sensitive uses in close proximity?
c.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project substantially increase ambient noise levels including those associated with special equipment (such as amplified sound systems) or parking areas associated with the project?
d.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels without the project?
e.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD CODE REQUIREMENTS

☐ Noise Control (Title 12 - Chapter 8) ☐ Uniform Building Code (Title 26 - Chapter 35)

☐ MITIGATION MEASURES

☐ OTHER CONSIDERATIONS

☐ Lot Size ☐ Project Design ☐ Compatible Use

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be adversely impacted by **noise**?

☒ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

RESOURCES - 1. Water Quality

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Is the project site located in an area having known water quality problems and proposing the use of individual water wells? <u>Existing water wells</u>
b.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Will the proposed project require the use of a private sewage disposal system? <u>Septic system with leach field</u>
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	If the answer is yes, is the project site located in an area having known septic tank limitations due to high groundwater or other geotechnical limitations <i>or</i> is the project proposing on-site systems located in close proximity to a drainage course? <u>Drainage course may indicate high groundwater</u>
c.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Could the project's associated construction activities significantly impact the quality of groundwater and/or storm water runoff to the storm water conveyance system and/or receiving water bodies? <u>Parking lots with 25 or more parking spaces are subject to NPDES requirements</u>
d.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Could the project's post-development activities potentially degrade the quality of storm water runoff and/or could post-development non-storm water discharges contribute potential pollutants to the storm water conveyance system and/or receiving bodies? <u>Parking lots with 25 or more parking spaces are subject to NPDES requirements</u>
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors? _____ _____

STANDARD CODE REQUIREMENTS

- | | |
|--|--|
| <input type="checkbox"/> Industrial Waste Permit
<input type="checkbox"/> Plumbing Code – Ordinance No.2269 | <input type="checkbox"/> Health Code – Ordinance No.7583, Chapter 5
<input checked="" type="checkbox"/> NPDES Permit Compliance (DPW) |
|--|--|

☒ MITIGATION MEASURES

- ☐ Lot Size
 ☐ Project Design
 ☐ Compatible Use

☐ OTHER CONSIDERATIONS

Consultation with RWQCB, Health Services, DPW – Land Development (NPDES review) and Environmental Programs

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be adversely impacted by, **water quality** problems?

- ☐ Potentially significant
 ☒ Less than significant with project mitigation
 ☐ Less than significant/No impact

RESOURCES - 2. Air Quality

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the proposed project exceed the State's criteria for regional significance (generally (a) 500 dwelling units for residential users or (b) 40 gross acres, 650,000 square feet of floor area or 1,000 employees for non-residential uses)?
b.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the proposal considered a sensitive use (schools, hospitals, parks) and located near a freeway or heavy industrial use?
c.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project increase local emissions to a significant extent due to increased traffic congestion or use of a parking structure or exceed AQMD thresholds of potential significance per Screening Tables of the CEQA Air Quality Handbook?
d.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project generate or is the site in close proximity to sources that create obnoxious odors, dust, and/or hazardous emissions?
e.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project conflict with or obstruct implementation of the applicable air quality plan?
f.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation?
g.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under applicable federal or state ambient air quality standard (including releasing emission which exceed quantitative thresholds for ozone precursors)?
h.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD CODE REQUIREMENTS

☐ Health and Safety Code – Section 40506

☐ MITIGATION MEASURES

☐ Project Design ☐ Air Quality Report

☐ OTHER CONSIDERATIONS

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be adversely impacted by, **air quality**?

☒ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

RESOURCES - 3. Biota

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located within Significant Ecological Area (SEA), SEA Buffer, or coastal Sensitive Environmental Resource (ESHA, etc.), or is the site relatively undisturbed and natural?
b.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<u>Disturbed site within Angeles National Forest</u> Will grading, fire clearance, or flood related improvements remove substantial natural habitat areas?
c.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<u>Vegetation clearance for fire protection</u> Is a major drainage course, as identified on USGS quad sheets by a blue dashed line, located on the project site?
d.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<u>Bouquet Canyon drainage course</u> Does the project site contain a major riparian or other sensitive habitat (e.g. coastal sage scrub, oak woodland, sycamore riparian, woodland, wetland, etc.)?
e.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<u>Willow riparian scrub</u> Does the project site contain oak or other unique native trees (specify kinds of trees)?
f.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<u>Oak trees</u> Is the project site habitat for any known sensitive species (federal or state listed endangered, etc.)?
g.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<u>San Diego horned lizard</u> Other factors (e.g., wildlife corridor, adjacent open space linkage)?
				<u>Adjacent to natural open space on all sides; site is bisected by Bouquet Canyon Rd.</u>

☒ MITIGATION MEASURES

☐ Lot Size ☐ Project Design

☐ OTHER CONSIDERATIONS

☐ ERB/SEATAC Review ☒ Oak Tree Permit

Breeding bird survey, biological monitor, native landscaping, night lighting conditions required, remove all Eucalyptus trees

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, biotic resources?

☐ Potentially significant

☒ Less than significant with project mitigation ☐ Less than significant/No impact

RESOURCES - 4. Archaeological/Historical/Paleontological

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is the project site in or near an area containing known archaeological resources or containing features (drainage course, spring, knoll, rock outcroppings, or oak trees) that indicate potential archaeological sensitivity?
				<u>Oak trees and drainage course</u>
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project site contain rock formations indicating potential paleontological resources?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project site contain known historic structures or sites?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project cause a substantial adverse change in the significance of a historical or archaeological resource as defined in 15064.5?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?
f.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

☒ MITIGATION MEASURES

☐ OTHER CONSIDERATIONS

☐ Lot Size
 ☐ Project Design
 ☐ Phase 1 Archaeology Report

Stop work condition.

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **archaeological, historical, or paleontological** resources?

☐ Potentially significant
 ☒ Less than significant with project mitigation
 ☐ Less than significant/No impact

RESOURCES - 5.Mineral Resources

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project result in the loss of availability of a locally important mineral resource discovery site delineated on a local general plan, specific plan or other land use plan?
c.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors? <hr/> <hr/> <hr/>

☐ MITIGATION MEASURES

☐ OTHER CONSIDERATIONS

☐ Lot Size

☐ Project Design

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **mineral** resources?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

RESOURCES - 6. Agriculture Resources

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency to non-agricultural use?
b.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?
c.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project involve other changes in the existing environment that due to their location or nature, could result in conversion of Farmland, to non-agricultural use?
d.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors? <hr/> <hr/>

☐ MITIGATION MEASURES

☐ OTHER CONSIDERATIONS

☐ Lot Size

☐ Project Design

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **agriculture** resources?

☒ Potentially significant

☐ Less than significant with project mitigation ☒ Less than significant/No impact

RESOURCES - 7. Visual Qualities

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is the project site substantially visible from or will it obstruct views along a scenic highway (as shown on the Scenic Highway Element), or is it located within a scenic corridor or will it otherwise impact the viewshed?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>Bouquet Canyon Road is second priority site</u> Is the project substantially visible from or will it obstruct views from a regional riding or hiking trail?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in an undeveloped or undisturbed area that contains unique aesthetic features?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the proposed use out-of-character in comparison to adjacent uses because of height, bulk, or other features?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project likely to create substantial sun shadow, light or glare problems?
f.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors (e.g., grading or landform alteration)?

☐ MITIGATION MEASURES

☒ OTHER CONSIDERATIONS

☐ Lot Size
 ☒ Project Design
 ☐ Visual Report
 ☐ Compatible Use

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on scenic qualities?

☐ Potentially significant
 ☐ Less than significant with project mitigation
 ☒ Less than significant/No impact

SERVICES - 1. Traffic/Access

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project contain 25 dwelling units, or more and is it located in an area with known congestion problems (roadway or intersections)?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project result in any hazardous traffic conditions?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project result in parking problems with a subsequent impact on traffic conditions?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will inadequate access during an emergency (other than fire hazards) result in problems for emergency vehicles or residents/employees in the area?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the congestion management program (CMP) Transportation Impact Analysis thresholds of 50 peak hour vehicles added by project traffic to a CMP highway system intersection or 150 peak hour trips added by project traffic to a mainline freeway link be exceeded?
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project conflict with adopted policies, plans, or program supporting alternative transportation (e.g., bus, turnouts, bicycle racks)?
g.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

☐ MITIGATION MEASURES

☐ OTHER CONSIDERATIONS

☐ Project Design ☐ Traffic Report

☐ Consultation with Traffic & Lighting Division

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **traffic/access** factors?

☐ Potentially significant

☐ Less than significant with project mitigation ☒ Less than significant/No impact

SERVICES - 2. Sewage Disposal

N/A

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	If served by a community sewage system, could the project create capacity problems at the treatment plant?
b.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Could the project create capacity problems in the sewer lines serving the project site?
c.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD CODE REQUIREMENTS

☐ Sanitary Sewers and Industrial Waste – Ordinance No. 6130

☐ Plumbing Code – Ordinance No. 2269

☐ MITIGATION MEASURES

☐ OTHER CONSIDERATIONS

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **sewage disposal** facilities?

☐ Potentially significant

☐ Less than significant with project mitigation ☒ Less than significant/No impact

SERVICES - 3. Education

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create capacity problems at the district level?
b.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create capacity problems at individual schools that will serve the project site?
c.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create student transportation problems?
d.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create substantial library impacts due to increased population and demand?
e.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

☐ MITIGATION MEASURES

☐ OTHER CONSIDERATIONS

☐ Site Dedication ☐ Government Code Section 65995 ☐ Library Facilities Mitigation Fee

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **educational** facilities/services?

☒ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

SERVICES - 4. Fire/Sheriff Services

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Could the project create staffing or response time problems at the fire station or sheriff's substation serving the project site? <i>Nearest Fire Station approximately 5 miles away; additional manpower, equipment, and facilities needed</i>
b.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are there any special fire or law enforcement problems associated with the project or the general area?
c.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

☒ MITIGATION MEASURES

☐ OTHER CONSIDERATIONS

☒ Fire Mitigation Fee

Consultation with Fire Department

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **fire/sheriff** services?

☐ Potentially significant

☒ Less than significant with project mitigation

☐ Less than significant/No impact

SERVICES - 5. Utilities/Other Services

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site in an area known to have an inadequate public water supply to meet domestic needs or to have an inadequate ground water supply and proposes water wells?
b.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Is the project site in an area known to have an inadequate water supply and/or pressure to meet fire fighting needs?
<hr/>				
c.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>No public water</i> Could the project create problems with providing utility services, such as electricity, gas, or propane?
d.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Are there any other known service problem areas (e.g., solid waste)?
<hr/>				
e.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>Long range shortage of landfill capacity</i> Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services or facilities (e.g., fire protection, police protection, schools, parks, roads)?
f.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Other factors?
<hr/>				
<i>3 existing water wells with an average extraction of 16,000 gal./day. There are two Water tanks that total 252,000 gallons</i>				

STANDARD CODE REQUIREMENTS

☐ Plumbing Code – Ordinance No. 2269

☐ Water Code – Ordinance No. 7834

☒ MITIGATION MEASURES

☐ Lot Size

☐ Project Design

☐ OTHER CONSIDERATIONS

Consultation with DPW – Land Development (water supply). DPW did not express any concern with respect to water supply in their letter of 4/21/05. Applicant shall implement waste recycling program.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **utilities** services?

☐ Potentially significant

☒ Less than significant with project mitigation

☐ Less than significant/No impact

OTHER FACTORS - 1. General

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project result in an inefficient use of energy resources?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project result in a major change in the patterns, scale, or character of the general area or community?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project result in a significant reduction in the amount of agricultural land?
d.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD CODE REQUIREMENTS

☐ State Administrative Code, Title 24, Part 5, T-20 (Energy Conservation)

☐ MITIGATION MEASURES

☐ OTHER CONSIDERATIONS

☐ Lot Size

☐ Project Design

☐ Compatible Use

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to any of the above factors?

☐ Potentially significant

☐ Less than significant with project mitigation ☒ Less than significant/No impact

OTHER FACTORS - 2. Environmental Safety

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Are any hazardous materials used, transported, produced, handled, or stored on-site?
b.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Are any pressurized tanks to be used or any hazardous wastes stored on-site? <i>Propane tanks for cooking and heating</i>
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are any residential units, schools, or hospitals located within 500 feet and potentially adversely affected?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Have there been previous uses that indicate residual soil toxicity of the site or is the site located within two miles downstream of a known groundwater contamination source within the same watershed?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project create a significant hazard to the public or the environment involving the accidental release of hazardous materials into the environment?
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project emit hazardous emissions or handle hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?
g.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project be located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or environment?
h.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project result in a safety hazard for people in a project area located within an airport land use plan, within two miles of a public or public use airport, or within the vicinity of a private airstrip?
i.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?
j.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

☐ MITIGATION MEASURES

☐ Toxic Clean-up Plan

☒ OTHER CONSIDERATIONS

Compatible use

CONCLUSION

Considering the above information, could the project have a significant impact relative to **public safety**?

☒ Potentially significant
 ☐ Less than significant with project mitigation
 ☒ Less than significant/No impact

OTHER FACTORS - 3. Land Use

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Can the project be found to be inconsistent with the plan designation(s) of the subject property?
b.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Can the project be found to be inconsistent with the zoning designation of the subject property?
c.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Can the project be found to be inconsistent with the following applicable land use criteria:
	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Hillside Management Criteria?
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	SEA Conformance Criteria?
	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other?
d.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project physically divide an established community?
e.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

☐ MITIGATION MEASURES

☐ OTHER CONSIDERATIONS

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **land use** factors?

☐ Potentially significant

☐ Less than significant with project mitigation

☒ Less than significant/No impact

OTHER FACTORS - 4. Population/Housing/Employment/Recreation

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project cumulatively exceed official regional or local population projections?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project induce substantial direct or indirect growth in an area (e.g., through projects in an undeveloped area or extension of major infrastructure)?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project displace existing housing, especially affordable housing?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project result in substantial job/housing imbalance or substantial increase in Vehicle Miles Traveled (VMT)?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project require new or expanded recreational facilities for future residents?
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?
g.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

☐ MITIGATION MEASURES

☐ OTHER CONSIDERATIONS

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **population, housing, employment, or recreational** factors?

☐ Potentially significant
 ☐ Less than significant with project mitigation
 ☒ Less than significant/No impact

MANDATORY FINDINGS OF SIGNIFICANCE

Based on this Initial Study, the following findings are made:

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?
<hr/>				
				<i>Biota</i>
b.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Does the project have possible environmental effects that are individually limited but cumulatively considerable? "Cumulatively considerable" means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.
<hr/>				
				<i>Cultural resources</i>
c.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Will the environmental effects of the project cause substantial adverse effects on human beings, either directly or indirectly?
<hr/>				
				<i>Geotechnical, water quality, flood, fire protection</i>

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the environment?

☒ Potentially significant
 ☒ Less than significant with project mitigation
 ☐ Less than significant/No impact

Conditional Use Permit 04-023 / ROAKT200500045
Mitigation Monitoring Program

Impact Mitigation	Responsible Agency or Party	Action Required	Monitoring Agency or Party	Timing
Geotechnical Prior to issuance of a building permit, applicant shall submit a detailed liquefaction and seismic stability analyses, conforming to the requirements of the State of California Division of Mines and Geology "Special Publication 117," along with a fault study to the DPW for their review and approval.	Project Applicant	Submittal and approval of Liquefaction and seismic stability analyses	DPW	Prior to issuance of building permit
Water Quality Compliance with NPDES requirement of the CRWQCB and the DPW	Project Applicant	Acquire NPDES Permit	CRWQCB DPW	Prior to issuance of building permit

<p>Prior to issuance of building permit, applicant shall demonstrate to the Department of Health Services (DHS) that the existing private sewage disposal systems conform to the requirements of the Los Angeles County Plumbing Code. If required, applicant shall submit a septic feasibility study to DHS for their review and approval. Applicant shall submit to DRP a clearance letter by DHS acknowledging that the project is in compliance with the County Plumbing Code.</p>	Project Applicant	Comply with County Plumbing Code; submittal and approval of septic feasibility study if required; submittal of clearance letter from DHS	DHS	Prior to issuance of building permit
<p>Prior to the issuance of a building permit, applicant shall demonstrate to DHS that the community water system complies with the requirements of the California Code of Regulations, Title 22, and applicable law as to quantity and quality of the water supply. Applicant shall submit to DRP a clearance letter by DHS acknowledging that the project is in compliance with the aforementioned requirements.</p>	Project Applicant	Demonstrate compliance with CCR, Title 22, and applicable laws; submittal of clearance letter from DHS	DHS	Prior to issuance of building permit
<p>Archaeology</p> <p>The applicant shall agree to suspend construction in the vicinity of a cultural resource encountered during ground-disturbing activities at the site, and leave the resource in place until a qualified archaeologist can examine them and determine appropriate mitigation measures.</p>	Project Applicant and construction contractor	Construction monitoring for buried cultural resources	DRP	During construction

<p>Biota</p> <p>Project related activities likely to have the potential of disturbing suitable bird nesting habitat shall be prohibited from February 1 through August 31, unless a project biologist acceptable to the Director of Planning surveys the project area prior to disturbance to confirm the absence of active nests or nesting habitat. Disturbance shall be defined as any activity that physically removes and/or damages vegetation or habitat or any action that may cause disruption of nesting behavior such as loud noise from equipment and/or artificial night lighting. Surveys shall be conducted weekly, beginning no earlier than 30 days and ending no later than 3 days prior to the commencement of disturbance. If an active nest is discovered, disturbance within 300 feet (500 feet for raptors) shall be postponed until the nest is vacated, offspring have left the nest area and there is no evidence of further attempts at nesting. Limits of avoidance shall be demarcated with flagging or fencing. The project proponent shall record the results of the recommended protective measures described above and submit the records to the Department of Regional Planning to document compliance with applicable State and Federal laws pertaining to the protection of native birds.</p>	<p>Project Applicant</p>	<p>Conduct breeding bird survey and submit result to DRP</p>	<p>DRP</p>	<p>Prior to any construction activity from February through August</p>
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In order to avoid impacts to nighttime wildlife activities, exterior night lighting shall be directed downward onto the property, of low intensity, at low height and shielded to prevent illumination of surrounding properties and undeveloped areas; security lighting, if any is used, shall be on a motion detector.	Project Applicant	Exterior night lighting shall be directed downward, of low intensity, at low height, and shielded; security night lighting shall be on motion detector	DRP	During operation
To reduce the long term loss of native habitat and the potential of invasive species establishment, a landscape plan shall be prepared for all areas outside of any mandated brush clearance zones and shall be submitted for review and approval by the County of Los Angeles Department of Regional Planning prior to the issuance of a building permit. The landscape plan shall limit irrigation to within Fuel Modification Zone A, utilize only locally indigenous plant species and varieties, and shall note removal of all eucalyptus trees.	Project Applicant	Submittal and approval of landscape plan	DRP	Prior to issuance of building permit
Permeable or interlocking pavers shall be used along sidewalks and other hard-scaped areas instead of concrete or asphalt where site topography and Fire Department regulations allow.	Project Applicant	Permeable or interlocking pavers shall be used where feasible and shall be depicted on the landscape plan	DRP	Prior to issuance of building permit
All eucalyptus trees located on-site shall be removed within five years of project approval.	Project Applicant	Remove all eucalyptus trees	DRP	Within five years of project approval

<p>Prior to the issuance of a building permit, applicant shall consult with the U.S. Army Corps of Engineers (ACOE) and the California Department of Fish & Game (CDFG) to determine whether a 404 and a 1603 permit is required, respectively. Applicant shall submit a determination letter from the ACOE and CDFG acknowledging the result of the consultation. Applicant shall obtain a 404 and a 1603 permit if required by the ACOE and the CDFG, respectively.</p>	<p>Project Applicant</p>	<p>Submittal of determination letter from ACOE and CDFG</p>	<p>DRP</p>	<p>Prior to the issuance of building permit</p>
<p>Fire</p> <p>Prior to the issuance of a building permit, applicant shall pay a developer fee or an in-kind consideration in lieu of developer fees to the Los Angeles County Fire Department (LACFD), to provide funds for fire protection facilities, which are required by new commercial, industrial or residential development in an amount proportionate to the demand created by this project. In the event that the developer fee is no longer in effect at the time of building permit issuance, alternative mitigation measures shall be required.</p>	<p>Project Applicant</p>	<p>Remit fire mitigation fee</p>	<p>DRP LACFD</p>	<p>At the time a building permit is issued</p>

Utilities	Project Applicant	Implement waste reduction and recycling programs	DRP	During operation of facility
<p>Prior to the issuance of Certificate of Occupancy, applicant shall Prior to the issuance of Certificate of Occupancy, applicant shall implement waste reduction and recycling programs to divert the solid waste.</p> <p>Mitigation Compliance</p> <p>As a means of ensuring compliance of the above mitigation measures, the applicant and subsequent owner(s) are responsible for submitting annual mitigation compliance report to the DRP for review, and for replenishing the mitigation monitoring account if necessary until such time as all mitigation measures have been implemented and completed</p>	Project Applicant and Subsequent Owner(s)	<p>Submittal of annual mitigation compliance report; replenishing mitigation monitoring account</p>	DRP	Annually until such time as all mitigation measures have been implemented and completed

Key:

ACOE	= U.S. Army Corps of Engineers
CDFG	= California Department of Fish and Game
DHS	= Los Angeles County Department of Health Services
DPW	= Los Angeles County Department of Public Works
DRP	= Los Angeles County Department of Regional Planning
CRWQCB	= California Regional Water Quality Control Board
LACFD	= Los Angeles County Fire Department
NPDES	= National Pollution Discharge Elimination System



Los Angeles County Department of Regional Planning
320 West Temple Street, Los Angeles, California 90012
Telephone (213) 974-6443

CONDITIONAL USE PERMIT NO. 04-023-(5)
OAK TREE PERMIT NO. 200500045-(5)

RPC CONSENT DATE	CONTINUE TO
March 15, 2006	
AGENDA ITEM	
6 a & b	
PUBLIC HEARING DATE	
January 4, 2006	

APPLICANT NARCONON Southern Cal. Catherine L. Savage	OWNERS Church of Scientology Religious Trust	REPRESENTATIVE Michael J. Smith
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REQUEST

CONDITIONAL USE PERMIT REQUEST: To authorize a residential drug and alcohol treatment facility for 66 adults. The project includes the conversion and upgrading of the existing structures for staff and client useage. The proposal also includes parking for 29 vehicles.

OAK TREE PERMIT REQUEST: To authorize the removal of two oak trees and the encroachment upon five oak trees.

LOCATION/ADDRESS 36491 Bouquet Canyon Road ACCESS Bouquet Canyon Road.		ZONED DISTRICT Bouquet Canyon	
		COMMUNITY	
		EXISTING ZONING R-R-1 (Resort and Recreation-one acre required)	
SIZE 30.4 acres	EXISTING LAND USE Vacant Private Boarding School	SHAPE irregular-shaped	TOPOGRAPHY Sloping to the SW

SURROUNDING LAND USES & ZONING

North: W (Watershed) and A-2-2 (Heavy Agricultural two acres required)/Angeles National Forest, Single Family Residential	East: R-R-1 (Resort & Recreation one acre required)/ Angeles National Forest, Single Family Residential
South: W & R-R-1/ Vacant, Angeles National Forest	West w/ Angeles National Forest, Agriculture-Dry Farm-Desert, and Vacant Land

GENERAL PLAN	DESIGNATION	MAXIMUM DENSITY	CONSISTENCY
Antelope Valley Areawide Plan	Open Space-National Forest	1 du/5 ac	See Staff Analysis

ENVIRONMENTAL STATUS

Mitigated Negative Declaration

DESCRIPTION OF SITE PLAN

The site plan depicts the existing 11 structures totaling approximately 16,531 square feet. Three of the structures are proposed to be used as dorms for clients and two of the structures would be utilized for staff housing. The balance of the structures on the subject property would be support structures (dining hall, offices and classrooms, ect.). The plan also depicts the 29 proposed parking spaces dispersed adjacent to the structures. The site has 51oak trees. Two of these trees are proposed for removal. Access to the site is via Bouquet Canyon Rd.

KEY ISSUES

- Satisfaction of Section 22.56.040 of the Los Angeles County Code Title 22, Conditional Use Permit Burden of Proof requirements.
- Satisfaction of Section 22.56.2100, Title 22 of the Los Angeles County Code, Oak Tree Permit Burden of Proof requirements.

TO BE COMPLETED ONLY ON CASES TO BE HEARD BY THE BOARD OF SUPERVISORS

STAFF CONTACT PERSON James Bell		
RPC HEARING January 4, 2006	RPC ACTION DATE March 15, 2006	RPC RECOMMENDATION Approval
MEMBERS VOTING AYE Modugno, Bellamy, Helsley, Rew	MEMBERS VOTING NO	MEMBERS ABSTAINING
STAFF RECOMMENDATION (PRIOR TO HEARING) Approval		
SPEAKERS* (O) 13 (F) 6	LETTERS AFTER PUBLIC HEARING (O) 8 (F) 234	LETTERS (O) 13 (F) 104

*(O) = Opponents (F) = In Favor